

LAND AT CURRYMOOR

gth

NORTH CURRY



Lot 2 & 3



Land at Currymoor & Morden Drove

North Curry, Taunton, TA3 6LB

Taunton Town 7.5 miles; J25, M5 6.4 miles

Three parcels of productive pastureland with good road frontage and access to the edge of North Curry. For sale by informal tender as a whole or in three lots. Tenders close at 12 noon on Thursday 13th August 2026.

Freehold Guide Price

Lot 1 £10,000 Lot 2 £20,000

Lot 3 £10,000

DESCRIPTION

Prospective purchasers have the rare opportunity to acquire up to three parcels of productive pastureland in the heart of the Somerset Levels with natural Rhyne water. The land is ideally suited to those with agricultural, conservation or other amenity use at heart. The land lies to the North of the village of North Curry and is situated 7.5 miles East of Taunton Town. Readily accessible to the A361 and M5.

The land is being offered for sale as a whole or in three lots as follows:-

Lot 1 - 3.27 acres at Moredon Drove, Guide Price £10,000

Situated off Moredon Drove this lot comprises a single enclosure of level pasture land, lying adjacent to New Road and enjoys road frontage off Moredon Drove. There is vehicular access over the drove and benefits from lovely views across the Somerset Levels. Shown edged yellow in the attached plan.

Lot 2—6.24 acres at Curry Moor, Guide Price £20,000

A single enclosure of permanent pasture, is situated within Currymoor with access from Currymoor Drove and is enclosed by natural Rhyne's. Shown edged in red on the attached plan.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Lot 3— 3.54 acres at Curry Moor, Guide Price £10,000

A single enclosure located a bit further down Currymoor Drove this lot comprises natural Rhyne water. Shown edged in green on the attached plan.

SERVICES & OUTGOINGS

We Lots 1, 2 & 3 have access to natural Rhyne water.

METHOD OF SALE

The land is being offered for sale by informal tender. Tenders to be received in writing on the attached form of tender at the agents Greenslade Taylor Hunt, 9 Hammet Street, Taunton, Somerset, TA1 1RZ by 12:00 noon on Thursday 13th August 2026, marked 'offers for 'Land at Currymoor and Morden Drove. Offers should be made for the property as a whole or in three lots as per the lotting within these sale particulars. Any tenders will be subject to contract and the vendors are not obliged to accept the highest nor any other tender.

TENURE

The land is of freehold tenure with vacant possession upon completion.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice which may be or may come to be in force and also subject to any statutory provision or Bye-law without any obligation on the part of the vendor to specify them.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and run with the freehold.

RIGHTS OF WAY, EASEMENTS, ETC

There is no public rights of access across the land as far as our investigations have uncovered.

ADDITIONAL INFORMATION

Flooding: The property is in an area at a High risk from River/Sea and Low risk from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

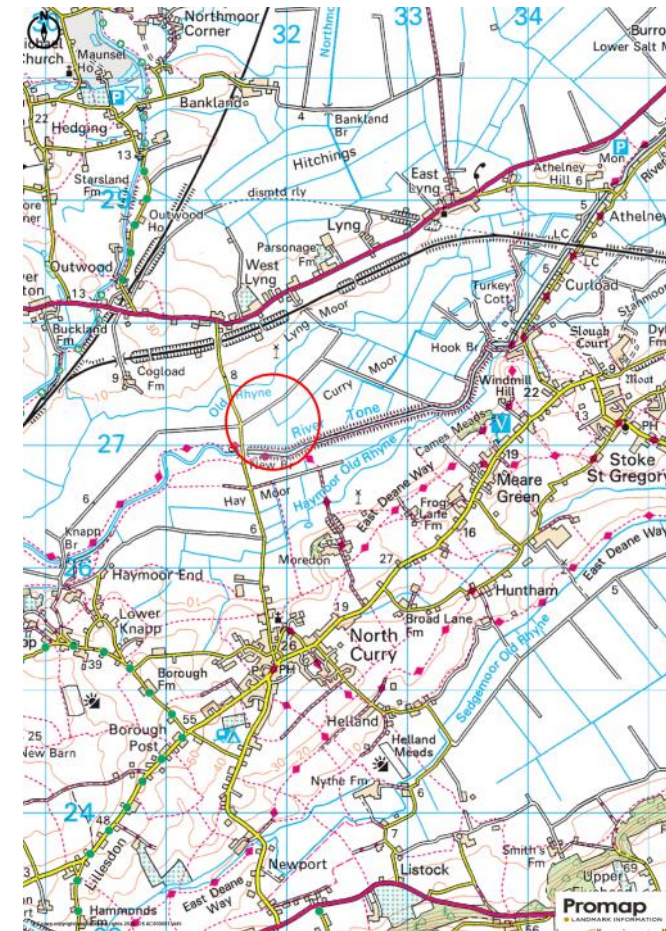
DIRECTIONS

What3words:

Lot 1 ///beaters.tarnished.siblings

Lot 2 ///smothered.rooftop.deriving

Lot 3 ///oatmeal.producing.clan



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260174

GREENSLADE TAYLOR HUNT

www.gth.net



FORM OF TENDER

1. Any person desiring to purchase the land described in the attached particulars shall complete and sign this Form of Tender and submit it to **Greenslade Taylor Hunt, 9 Hammet Street, Taunton, TA1 1RZ** by 12 noon on Thursday 13th August 2026. Envelopes must be sealed and marked “**Offer for Land at Currymoor and Morden Drove**”. Alternatively you can submit by e-mail to martyn.venner@gth.net or isla.bennie@gth.net.
2. The Vendor does not undertake to accept the highest or any offer.
3. Any offer shall be for a definite fixed sum and not referable to any other offer.
4. An offer once given shall not be withdrawn.
5. All offers will be subject to contract.

Land At Currymoor and Morden Drove, North Curry

I/We the undersigned hereby offer to purchase the **Land at Currymoor as a whole** as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

I/We the undersigned hereby offer to purchase the **Lot 1 – Land at Morden Drove** as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

I/We the undersigned hereby offer to purchase the **Lot 2 – Land at Currymoor** as described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

I/We the undersigned hereby offer to purchase the **Lot 3 – Land at Currymoor** described in the attached particulars for the sum of £_____ and I/We confirm that I/we have the necessary funds available and in the event of this offer being accepted.

DATED this _____ day of _____ 2026

SIGNED.....

NAME(s) (in block capitals).....

E-MAIL ADDRESS.....



ADDRESS.....
.....

.....

.....POSTCODE.....

TEL NO.....

In the event of my/our offer being accepted my/our Solicitor will be:

NAME OF SOLICITOR & FIRM.....

ADDRESS.....

TEL NO.....

Please could you also provide proof of finance.